

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING SCHEDULE OF AVERAGE ANNUAL GROSS RENTALS FOR STANDARD HOUSING IN THE CITY OF BOSTON TO BE USED IN CONNECTION WITH THE WASHINGTON PARK URBAN RENEWAL PROJECT, NO. MASS. R-24, THE SOUTH END URBAN RENEWAL PROJECT, NO. MASS. R-56 (L), THE NORTH HARVARD URBAN RENEWAL PROJECT, NO. MASS. R-54, AND THE CHARLESTOWN URBAN RENEWAL PROJECT, NO. MASS. R-55.

WHEREAS, the rules and regulations prescribed by the Housing and Home Finance Agency pursuant to Title I of the Housing Act of 1949, as amended, require that the Schedule of Average Annual Gross Rentals for Standard Housing in the City of Boston to be used in connection with the Washington Park Urban Renewal Project, No. Mass. R-24, the South End Urban Renewal Project, No. Mass. R-56 (L), the North Harvard Urban Renewal Project, No. Mass. R-54, and the Charlestown Urban Renewal Project, No. Mass. R-55, be officially approved by the Boston Redevelopment Authority; and

WHEREAS, there was presented to this meeting of the Authority, for its consideration and approval, the attached Schedule of Average Annual Gross Rentals for Standard Housing in the City of Boston, dated April 15, 1965, to be used in connection with the Urban Renewal Projects identified above; and

WHEREAS, the Schedule was reviewed and considered at the meeting:

NOW, THEREFORE, IT IS HEREBY
RESOLVED:

That the Schedule of Average Annual Gross Rentals for Standard Housing in the City of Boston is hereby in all respects approved.

Rental Schedule For Relocation Adjustment Payments

The enactment of the Housing Act of 1964 authorized relocation adjustment payments to families and elderly individuals of low and moderate income. This authorization will assist in reducing the hardships of displacement caused by urban renewal and public housing action.

The relocation adjustment payment will be made only to eligible families and individuals and will be an amount, subject to a maximum limitation of \$500, which when added to twenty percent of the annual income of the displaced family or individual equals the average gross rental required for a 12-month period for standard housing of modest standards.

To implement this authorization, an appropriate schedule of average annual rentals has been developed, subject to Federal supervisory agency approval. There has been no previously approved or established schedule of this nature.

The following determination of the average annual gross rentals for decent, safe and sanitary dwellings of modest standards in the Boston area was developed jointly by the Boston Housing Authority and the Boston Redevelopment Authority.

The common schedule will assure that during any periods of simultaneous displacement from urban renewal and public housing sites, the basis for computing relocation adjustment payments will be the same.

Schedule of Average Gross Rentals
Required in Boston Area for Decent, Safe
and Sanitary Dwellings of Modest Standards

	<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
Annual	\$1020	\$1104	\$1200	\$1320	\$1500	\$1620
Monthly	85	92	100	110	125	135

For the purpose of this determination, a decent, safe and sanitary dwelling means a dwelling in sound and weathertight condition, including kitchen with sink and stove, hot and cold running water, a complete private bath, electricity for lighting, and installed heat. It is served by necessary public and community facilities, is in an area generally not less desirable than the project area with respect to public utilities and public and commercial facilities, is not subject to serious hazards or nuisances, is not in an area scheduled for major clearance activity in the near future, and otherwise conforms to the standards for relocation housing established for urban renewal projects.

A dwelling of modest standards is one which, although decent, safe and sanitary, is not luxurious. Normally, such a dwelling is not of recent construction and is of a quality or character not exceeding that typically occupied by moderate-income families in the Boston area.

Dwellings that are not decent, safe and sanitary or that exceed a modest standard have not been considered in the determination of average rental.

The determination of the average annual gross rental at which dwellings meeting the foregoing standards are available has been made in apartment sizes from "0 bedrooms" to "5 bedrooms". This unit size distribution is reasonably related to the types of families and individuals to be displaced. The average gross rent for "0 bedrooms" is based on the cost of a housekeeping unit, e.g., an efficiency unit. Gross rental includes the amount paid for all utilities.

In developing the schedule, consideration was given to the following information:

- (1) Gross rents paid for dwellings of various sizes by families and individuals who moved into private rental units of modest standards as a result of displacement from the Washington Park, Roxbury urban renewal area between January 1964 and March 1965;
- (2) Listings of private rental units of modest standards maintained for referrals of families or individuals to be displaced;
- (3) Classified advertisements of unfurnished apartments for rent; and
- (4) Informed opinions from the representative group of real estate brokers throughout the Boston area regarding rents charged for units of modest standards which are available through the turnover process.

Rental information was included for a total of 442 displaced families who moved into private accommodations which were inspected for standard quality.

The rental listings comprised 332 heated and 225 unheated apartments. This is a selective listing with the emphasis on low-rent units. Generally, rentals in excess of \$125.00 were excluded.

Classified advertisements of apartments for rent appearing in the Boston Sunday Globe of 1/3/1965 and 2/28/1965 included a total of 601 rental offerings, exclusive of realtor or group advertisements which were considered to be generally new or renovated higher-priced rentals and omitted from the "modest" category.

Informed opinions were obtained from 28 realtors located in various sections of the Boston area where rental accommodations of modest standards are in substantial volume.

The information obtained from these selected sources is set forth in the following tabulation

Average Gross Rentals by Number of Bedrooms

<u>Relocatees (1)</u>	<u>Listings (2)</u>	<u>Newspaper Ads (3)</u>		<u>Realtor</u>		<u>opinions (4)</u>
		<u>Heated</u>	<u>Unheated</u>	<u>1/3/65</u>	<u>2/28/65</u>	
0 BR	-			\$ 87.00		\$112.00 \$105.00
1 BR	\$84.00	\$93.00	\$87.00	113.00	\$88.00	108.00 114.00
2 BR	93.00	99.00	98.00	115.00	105.00	125.00 115.00
3 BR	104.00	107.00	111.00	132.00	120.00	122.00 128.00
4 BR	112.00	129.00	117.00	178.00	129.00	131.00 137.00
5 BR	-	125.00	-	-	-	140.00 140.00

This information provided the basis for the determination of average rentals. Basic consideration was given to experience in rehousing displaced families with appropriate adjustment in recognition of the data made available through listings, advertising and the survey of realtors.

M E M O R A N D U M

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

DATE: April 28, 1965

SUBJECT: AUTHORIZATION OF RELOCATION ADJUSTMENT PAYMENTS

The Housing Act of 1964 provided for Relocation Adjustment Payments to low-income families and elderly individuals to assist them in obtaining decent, safe and sanitary dwellings of modest standards. Payments may be made only on behalf of families, and individuals aged 62 or over, who A) are unable to obtain a public housing unit, B) move into standard housing, and C) have moved on or after January 27, 1964.

For those who are unable to obtain public housing apartments, the payments are designed to represent the difference between 20% of their total annual income and the average annual gross rental cost of a standard apartment of adequate size, up to a maximum of \$500, for one year.

HHFA regulations require that a schedule of average annual gross rental costs be established for apartments ranging in size from an efficiency unit to units with five bedrooms. The regulations also require that we work jointly with the Boston Housing Authority in preparing such a schedule.

The attached schedule was jointly prepared by staff of the BRA and the Boston Housing Authority. Research included a review and analysis of rental costs paid by Washington Park residents who moved in 1964, the costs of apartments listed for referral, a telephone survey of advertised vacancies, interviews with realtors and other data. After review and consultation with the Boston Housing Authority, the following schedule was prepared by both agencies for submission to URA and the Public Housing Administration.

Schedule of Average Annual Gross Rentals for Standard
Housing in Boston

Number of bedrooms	0	1	2	3	4	5
Average gross rental	\$1020	1104	1200	1320	1500	1620
Monthly rate	\$ 85	92	100	110	125	135

The schedule must be approved by the Authority and submitted to URA for approval before any Relocation Adjustment Payments may be made.

The attached resolution would cover the three projects in execution since January 27, 1964, Washington Park, South End, North Harvard and would also apply to Charlestown.

Attachments:

- Schedule of Average Annual Gross Rentals for Standard Housing in the Locality
- Supporting Data
- Resolution of Board Approving Schedule

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

SCHEDULE OF AVERAGE ANNUAL GROSS RENTALS
FOR STANDARD HOUSING IN LOCALITY

PROJECT LOCALITY	
Boston, Massachusetts	
PROJECT NAME(S)	PROJECT NUMBER(S)
Washington Park	Mass. R-24
North Harvard	Mass. R-54
Charlestown	Mass. R-55
South End	Mass. R-56(L)

INSTRUCTIONS: Prepare original and 3 copies for HHFA if the schedule is proposed for only one project. Prepare an additional copy for each additional project. Prepare 2 additional copies if LHA concurrence in the schedule is required.

A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE

This is the original schedule and is proposed to apply to all projects being carried out by the LPA, as identified above.

This is an amended schedule (amending the one approved by HHFA on _____) for the purpose of:

Revising the amounts of the average annual gross rentals.

Adding additional project(s) to those covered by the previous schedule. Such new project(s) is (are) numbered _____.

Other (Explain) _____

B. REQUEST AND SCHEDULE (Attach a statement explaining in detail how the amounts shown on the schedule were derived. In localities where a PHA-approved schedule is being used by the LHA, and the LPA proposes to adopt that schedule, the statement shall so indicate, and no further explanation of how the amounts were derived is required.)

Approval is requested of the following schedule of average annual gross rentals, including utilities (as defined in Urban Renewal Manual, Section 16-3-2), for a decent, safe, and sanitary dwelling of modest standards in the locality. The schedule will be used in determining the amount of the Relocation Adjustment Payment to be made to families and elderly individuals who are eligible for the payment, in accordance with the Regulations Governing Relocation Payments.

SCHEDULE OF AVERAGE ANNUAL GROSS RENTALS REQUIRED IN LOCALITY
FOR DECENT, SAFE, AND SANITARY DWELLING OF MODEST STANDARDS

BEDROOMS (HOUSEKEEPING UNIT)	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE BEDROOMS
\$ 1020	\$ 1104	\$ 1200	\$ 1320	\$ 1500	\$ 1620

C. COORDINATION WITH LOCAL HOUSING AUTHORITY (To be completed by the LHA in localities where there is or will be federally assisted low-rent public housing. Instructions to LHA: Complete Block C, conform all copies, retain one, and return remainder to LPA.)

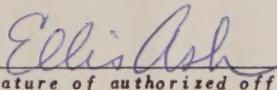
Check one, and complete if appropriate:

The schedule in Block B was approved by PHA on _____ and is being used by the LHA.

The schedule in Block B is concurred in by the LHA. Date _____

April 14, 1965

Date


Signature of authorized officer

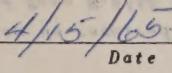
Boston Housing Authority

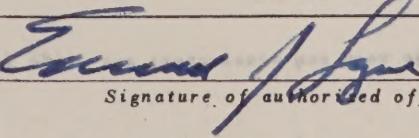
Local Housing Authority

Acting Administrator

Title

SUBMITTED BY:


Date


Signature of authorized officer

Boston Redevelopment Authority

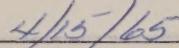
Local Public Agency

Development Administrator

Title

Date submitted to LHA: April 14, 1965

Date submitted to HHFA:



THIS SIDE OF FORM FOR HHEA USE

APPROVAL

(If PHA concurrence is required (see below), complete this block after the concurrence has been obtained, and submit 1 copy of approved Form H-6148 to the PHA Regional Office.)

The schedule set forth in Block B is approved and may be used by the LPA for the purposes set forth in Block B.

Regional Director of Urban Renewal

Date

CONCURRENCE OF REGIONAL DIRECTOR OF PUBLIC HOUSING

(Not required only for schedules to be used in localities where there is or will be federally assisted low-rent public housing. Instructions to PHA Regional Office: Complete this block, conform all copies, and return all copies to HHFA Regional Office.)

The schedule set forth in Block B is concurred in. The amounts shown on the schedule are the same as those used or to be used by local housing authorities in the locality making Relocation Adjustment Payments to eligible families and elderly individuals displaced from public housing sites.

Regional Director of Public Housing

